

I, PATRICK J. DEDERICH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT:
I HAVE SURVEYED THE PROPERTY DEPICTED HEREON AND THIS IS A
CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION
OF THE PROPERTY AND ITS BOUNDARIES.

THIS SURVEY AND MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE
PROFESSIONAL STANDARDS AND THE INFORMATION CONTAINED HEREON
IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE
AND BELIEF.

JOB # 0109LIBB PAGE 1 OF 2

SURVEYED FOR:
COON VALLEY LUTHERAN CHURCH

SURVEYED BY:
AZMARK SURVEYS, L.L.C.
P.O. BOX 637
SAUK CITY, WI 53583

PLAT OF SURVEY

BEING A SURVEY OF PART OF THE ASSESSOR'S PLAT OF COON
VALLEY, AS WELL AS PART OF THE ABANDONED RIGHT OF WAY
OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD,
ALL IN SECTION 8, T. 14 N., R. 5 W., VILLAGE OF COON VALLEY,
VERNON COUNTY, WISCONSIN.

BEARINGS BASED ON THE CENTERLINE
OF C.T.H. "P", ASSUMED TO BEAR
S. 89°25'32" W



SCALE 1" = 80'

FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD.
NOW ABANDONED.

PARCEL CONTAINS
184,156 SQ. FT.
OR 4.228 ACRES
EXCLUDING QUIT CLAIM AREA.

OUTLOT 3

THIS AREA IS OCCUPIED BY
THE NEIGHBORING LANDOWNER.
CHURCH INTENDS TO TRANSFER
BY QUITCLAIM DEED AS
DESCRIBED ON PAGE 2.

NOTES:

1) DASHED LINES INDICATE BOUNDARIES
OF ORIGINAL OUTLOTS, WHILE THE
SOLID LINES INDICATE BOUNDARIES
OF CURRENT OWNERSHIP.

2) DUE TO THE COMPLEX NATURE OF
IMPROVEMENTS ON THE PROPERTY,
STRUCTURES AND FACILITIES ARE
NOT SHOWN ON THIS MAP.

3) SURVEYOR MAKES NO WARRANTY
AS TO WHETHER OR NOT ANY BURIAL
SITES DO OR DO NOT FALL COMPLETELY
WITHIN THE PROPERTY BOUNDARIES.
HOWEVER, OUTWARD APPEARANCES DO
NOT INDICATE ANY ENCROACHMENTS.



LEGEND

- ▲ - MAG NAIL FOUND IN CENTERLINE
- - 3/4" X 24" IRON ROD SET
1.5 LBS./LIN. FT.
- ⊗ - 3/4" DIAMETER IRON ROD FOUND
- - 3/4" DIAMETER IRON PIPE FOUND
- (75') - PARENTHESES INDICATE PREVIOUSLY RECORDED AS
- X—X— - EXISTING FENCE LINE

3/4" DIA. IRON PIPE
FOUND 0.39' NORTH
OF ROAD R.O.W.

C.T.H. "P"

S.E. COR. OF THE
S.W. 1/4 OF THE N.W. 1/4
SEC. 8, T.14 N., R.5 W.

DESCRIPTION FOR COON VALLEY LUTHERAN CHURCH:

(As resulting after completion and filing of Quit Claim Deeds)

Being all of Outlot 5 and parts of Outlots 3 and 6 as well as part of the abandoned Right of Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, all in the Assessor's Plat of Coon Valley and lying in part of Section 8, Township 14 North, Range 5 West, Village of Coon Valley, Vernon County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southwest One-Quarter of the Northwest One-Quarter of Section 8, Town 14 North, Range 5 West,
Thence North 00°34'28" West, 33.00 Feet to the Southerly Right Of Way Line of County Trunk Highway "P", which is the Point of Beginning;
Thence South 89°25'32" West, 214.50 Feet along said Right Of Way Line;
Thence North 00°34'28" West, 84.00 Feet;
Thence South 89°25'32" West, 124.00 Feet;
Thence North 00°34'28" West, 96.00 Feet;
Thence South 89°25'32" West, 90.49 Feet;
Thence North 00°34'28" West, 152.92 Feet to a point on a line which was previously the Southerly Right Of Way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, which is now abandoned;
Thence North 74°43'15" East 221.75 Feet along said line;
Thence North 00°34'28" West, 65.80 Feet;
Thence North 89°25'32" East, 214.50 Feet;
Thence South 00°34'28" East, 290.01 Feet;
Thence North 89°25'32" East, 193.50 Feet;
Thence South 36°33'18" East, 45.11 Feet;
Thence South 00°34'28" East, 128.50 Feet to the aforementioned Northerly Right Of Way line of County Trunk Highway "P",
Thence South 89°25'32" West, 220.00 Feet along said Right Of Way Line to the Point of Beginning.
Parcel area is approximately 184,156 square feet, or 4.228 acres.
Subject to any and all easements or restrictions of record.

DESCRIPTION FOR QUIT CLAIM TO ADJOINING PROPERTY OWNER

Being a part of Outlot 3 in the Assessor's Plat of Coon Valley and lying in part of Section 8, Township 14 North, Range 5 West, Village of Coon Valley, Vernon County, Wisconsin, more particularly described as follows:
Commencing at the Southeast corner of the Southwest One-Quarter of the Northwest One-Quarter of Section 8, Town 14 North, Range 5 West,
Thence North 00°34'28" West, 33.00 Feet to the Southerly Right Of Way Line of County Trunk Highway "P",
Thence South 89°25'32" West, 338.50 Feet along said Right Of Way Line;
Thence North 89°25'32" East, 84.00 Feet to the Point of Beginning;
Thence North 89°25'32" East, 96.00 Feet;
Thence South 89°25'32" West, 30.50 Feet;
Thence South 00°34'28" East, 96.00 Feet;
Thence North 89°25'32" East, 30.50 Feet to the Point of Beginning;
Parcel area is approximately 2,928 square feet, or 0.067 acre.
Subject to any and all easements or restrictions of record.

